

**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (E.I.R.)
AND PUBLIC COMMENT PERIOD**

Draft Environmental Impact Report (EIR) for the **iStar** project. The scope of the project includes: 1) Change the site's General Plan Land Use/Transportation Diagram designation from Industrial Park to Mixed Use with No Underlying Land Use Designation, and update the General Plan's Mixed Use Inventory via a text amendment; 2) Rezone the site from A(PD) Planned Development zoning district to IP(PD) Industrial Park Planned Development zoning district to allow a commercial and industrial mixed-use project consisting of up to one million square feet of industrial park land uses and up to 450,000 square feet of commercial land uses; 3) Designate one or more new Arterial and/or Major Collector roadways on the General Plan Transportation Diagram; 4) Increase the building height limit on the site from 45 to 120 feet; and 5) Modify the Edenvale Area Development Policy and the Edenvale Redevelopment Area to include and provide for development of the site.

File No.: PDC04-100, GP03-02-05, GP04-02-02.

Location: Bounded by Monterey Road, State Route 85, and Manassas Road. Council District:2.

Note: The current proposal would, if approved, supersede the site's existing approved entitlements to build up to 1.5 million square feet of industrial park land uses.

The proposed project will have potentially significant environmental effects on the following resource categories: Agricultural resources, biological resources (loss of potential burrowing owl habitat), regional air quality, and visual/aesthetic resources. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The project location is not contained in the Cortese List of toxic sites.

The Draft EIR and documents referenced in the Draft EIR are available for review on line at the City of San Jose's website: <http://www.sanjoseca.gov/planning/eir/eir.asp> and are also available at the following locations:

Department of Planning, Building,
and Code Enforcement
200 East Santa Clara Street, 3rd Floor
San Jose, CA 95113
(408) 535-3555

Santa Teresa Branch Library
290 International Circle
San Jose, CA 95119
(408) 281-1879

Dr. Martin Luther King Jr. Main Library
150 E. San Fernando St.
San Jose, CA 95112
(408) 277-4822

The public review period for this Draft EIR begins on **Friday, December 9, 2005** and ends on **Monday, January 23, 2006**. Written comments must be received at the Planning Department by **5:00 p.m.** on Monday, January 23, 2006, in order to be addressed as part of the formal EIR review process. Comments and questions should be referred to Darren McBain in the Department of Planning, Building and Code Enforcement at (408) 535-7822, by e-mail: darren.mc Bain@sanjoseca.gov by fax at (408) 292-6055, or by regular mail at the mailing address listed above.

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a Final Environmental Impact Report that will include responses to comments received during the review period. Ten days prior to the public hearing on the EIR, the City's responses to comments received during the public review period will be available for review and will be mailed to those who have commented in writing on the EIR during the public review period.

A public hearing before the Planning Commission to consider certification of the Final EIR is tentatively scheduled for **Wednesday, March 8, 2006**, at 6:30 p.m. in the City Council Chambers at San Jose City Hall, 200 East Santa Clara Street, San Jose (95113). A separate notice for the public hearing on the EIR will be circulated at least 10 days prior to the hearing date.

Stephen M. Haase, AICP
Director, Planning, Building and Code Enforcement

/s/ Akoni Daniels
Principal Planner

Date: December 5, 2005